

**City of Taylorsville**  
**CITY COUNCIL MEETING**  
*Minutes*

**Wednesday, April 19, 2017**  
**Council Chambers**  
**2600 West Taylorsville Blvd., Room No. 140**  
**Taylorsville, Utah 84129**

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**BRIEFING SESSION**

**Attendance:**

Mayor Lawrence Johnson

**Council Members:**

Council Chairman Brad Christopherson  
Vice-Chairman Daniel Armstrong  
Council Member Dama Barbour  
Council Member Ernest Burgess  
Council Member Kristie Overson

**City Staff:**

John Taylor, City Administrator  
Tracy Cowdell, City Attorney  
Cheryl Peacock Cottle, City Recorder  
Tracy Wyant, UPD Precinct Chief  
Mark McGrath, Community Development Director  
Jay Ziolkowski, UFA Battalion Chief  
Kristy Heineman, Council Coordinator  
Tiffany Janzen, Public Information Officer

**6:00 BRIEFING SESSION**

[6:05:49 PM](#) Chairman Brad Christopherson conducted the Briefing Session, which convened at 6:05 p.m. City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all Council Members were present, except Council Member Dan Armstrong.

**1. Review Agenda**

[6:06:00 PM](#) The agenda for the City Council Meeting was reviewed. It was noted that there are a couple of proposed changes to the ordinance under Agenda Item 5.3. Explanation was given by City Attorney Tracy Cowdell regarding the surplus property. Mr. Taylor confirmed that an appraisal on the property was previously conducted.

Council Member Dan Armstrong joined the meeting at 6:07 p.m.

[6:12:38 PM](#) Potential changes to the City Council Meeting schedule were discussed. It was determined that the June 7, 2017 Council Meeting will be cancelled and regular meetings will be held on June 14 and June 21, 2017. Regular Meetings in May will be held May 3 and May 17, with a Special City Council Meeting/Work Session for budget discussions scheduled for May 31, 2017.

## 2. Adjourn

Chairman Christopherson declared the Briefing Session adjourned at 6:15 p.m.

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## REGULAR MEETING

### Attendance:

Mayor Lawrence Johnson

### Council Members:

Council Chairman Brad Christopherson  
Vice-Chairman Daniel Armstrong  
Council Member Dama Barbour  
Council Member Ernest Burgess  
Council Member Kristie Overson

### City Staff:

John Taylor, City Administrator  
Tracy Cowdell, City Attorney  
Mark McGrath, Community Development Director  
Tracy Wyant, UPD Precinct Chief  
Cheryl Peacock Cottle, City Recorder  
Wayne Harper, Economic Development Director  
Jay Ziolkowski, UFA Battalion Chief  
Kristy Heineman, Council Coordinator  
Tiffany Janzen, Public Information Officer  
Michael Kwan, Judge

**Excused:** Scott Harrington, Chief Financial Officer

**Others:** Lee Bennion, Howard Wilson, Nathan Beckstead, Gary Westenskow, John Gidney, Meredith Harker, Gordon Willardson, Connie Willardson, David Moss, Carl Favre, Kayla Crouch, Gordon Atuaia, Gary McMullin, David George, Jonathan Johnson

## **1. WELCOME, INTRODUCTION AND PRELIMINARY MATTERS**

[6:33:20 PM](#) Chairman Brad Christopherson called the meeting to order at 6:33 p.m. and welcomed those in attendance. City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all Council Members were present.

### **1.1 Opening Ceremonies – Pledge/Reverence – *Council Chair Christopherson* (Opening Ceremonies for May 3, 2017 to be arranged by Mayor Johnson)**

Council Chair Brad Christopherson directed the Pledge of Allegiance.

John Gidney offered the Reverence.

### **1.2 Mayor's Report**

No Mayor's Report was given.

### **1.3 Citizen Comments**

[6:35:59 PM](#) Chairman Brad Christopherson reviewed the Citizen Comment Procedures for the audience. He then called for any citizen comments.

[6:36:11 PM](#) Kayla Crouch distributed area maps and relayed that a young girl was hit by a car last week in front of Bennion Elementary School. She cited safety issues surrounding the school, i.e. no speed limits posted, no speed bumps, etc. She observed that having only one crosswalk at the school is not enough. She asked that safety measures be implemented as soon as possible.

[6:39:02 PM](#) City Attorney John Taylor commented on discussions that are being held and remedies that are being sought.

There were no additional citizen comments, and Chairman Christopherson closed the citizen comment period.

## **2. APPOINTMENTS**

### **2.1 Appointment of Lemuel Harsh III to Serve as Chair to the Community Council 1A – *Council Member Burgess***

[6:40:11 PM](#) Council Member Ernest Burgess nominated Lemuel Harsh III to serve as Chair to Community Council 1A.

Council Member Ernest Burgess **MOVED** to appoint Lemuel Harsh III as Chair of the Community Council 1A. Council Member Dama Barbour **SECONDED** the motion. Chairman Brad Christopherson called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Christopherson-yes, Armstrong-yes, Barbour-yes, Overson-yes, and Burgess-yes. **All City Council members voted in favor and the motion passed unanimously.**

## **2.2 Appointment of Gary Westenskow to Serve as Vice-Chair to the Community Council 1A – *Council Member Burgess***

[6:41:08 PM](#) Council Member Ernest Burgess recognized Gary Westenskow and **MOVED** to appoint him as Vice-Chair of Community Council 1A. Council Member Kristie Overson **SECONDED** the motion. Chairman Brad Christopherson called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Christopherson-yes, Armstrong-yes, Barbour-yes, Overson-yes, and Burgess-yes. **All City Council members voted in favor and the motion passed unanimously.**

## **3. REPORTS**

### **3.1 Cemetery Board Report – *Lee Bennion***

[6:41:47 PM](#) Lee Bennion gave a report from the Taylorsville Cemetery Board. He cited work to widen the approach to the cemetery and indicated that the entry will be closed for ten days. He relayed that there have not been many burials recently, with eight so far this year. He said sales are being promoted through an article in the Taylorsville Journal.

[6:43:29 PM](#) Mr. Bennion stated that the watering system will be up and going soon. He cited a website for the Taylorsville Cemetery that contains an alphabetical listing of burial sites. He said every headstone in the cemetery will be listed on the website through a second Eagle Scout project being conducted. He noted that no word has yet been received about leaving cemetery vehicles at the fire station. He indicated that equipment is in pretty good shape and should not generate much new expense this year.

[6:44:51 PM](#) Mr. Bennion said that the first fertilization has just been completed. He cited a desire to reinstall two square pillars at the entrance to the cemetery, almost identical to what used to be there. He said that volunteer labor will be used and there will be minimal costs for cement. He explained that the rock used is coming from the old Bennion Ranch. He also relayed that the flagpole will be repaired.

[6:46:19 PM](#) Mr. Bennion described a proposal received from a company to use plastic, rather than cement, vaults. He reviewed reasons it will not be best to use plastic vaults, although they may be used for infant burials. He said plantings at the cemetery will be done soon.

[6:48:26 PM](#) Council Member Dama Barbour thanked Mr. Bennion for his care of the Taylorsville Cemetery.

### **3.2 Arts Council Report – *Howard Wilson***

[6:48:53 PM](#) Arts Council Chair Howard Wilson reported on recent activities and upcoming events for the Taylorsville Arts Council. He discussed the Arts Council's involvement in the following events:

- 2017 Taylorsville Art Show – held February 10-11, 2017
- 2017 Taylorsville Senior Center Love Show
- Taylorsville Symphony Orchestra Concerts – in May at SLCC Alder Amphitheater
- Seussical Jr. – June 9, 10 and 12, 2017 at SLCC Alder Amphitheater
- Taylorsville Dayzz – June 22–24, 2017
- Seven Brides for Seven Brothers – held in 2016
- “Anything Goes” – July 12, 13, 14, 15 & 17, 2017 at SLCC Alder Amphitheater
- Taylorsville's Got Talent – July 18, 2017 at SLCC Alder Amphitheater

[6:55:33 PM](#) Council Member Kristie Overson thanked Mr. Wilson and members of the Arts Council for their efforts.

Mr. Wilson reported that application for Taylorsville's ZAP grant has just been completed and favorable evaluations have been received on past grants.

[6:56:05 PM](#) Mayor Lawrence Johnson noted that partnering with the Salt Lake Community College on a venue for events has saved a lot of money. He indicated that he recently attended a ZAP meeting where Taylorsville's ZAP grant was favorably discussed.

### **3.3 West Valley Animal Services – *Nathan Beckstead***

[6:57:01 PM](#) Nathan Beckstead recognized West Valley City Animal Services Director David Moss in attendance. Mr. Beckstead reported on animal services provided in Taylorsville through West Valley City Animal Services.

[6:57:53 PM](#) Shelter operations were discussed and statistics were cited regarding animal lives saved, licenses sold, adoptions, returns to owners, rescues, and the kitten nursery. Mr. Beckstead relayed concern regarding a decrease in licenses sold and said new ways to promote licensing

will be pursued. He confirmed that veterinarians have been set up with the capability to facilitate licensing through their clinics. He addressed questions from Council Member Burgess regarding licensing.

[7:02:52 PM](#) Council Member Dama Barbour agreed that this is a problem and suggested placing a detailed article in the Taylorsville Journal regarding the specific animal licensing process. She said she would not be against increasing fines for dogs that are not licensed.

[7:03:50 PM](#) Council Member Ernest Burgess suggested implementing an incentive program for licensing.

[7:05:30 PM](#) Mr. Beckstead showed a photo of the new custom-built animal services truck which has increased capacity to carry animals. He explained that it will improve service capabilities and safety. He stated that Animal Services currently has one truck, with another coming. He confirmed that both Taylorsville and West Valley City logos are on the vehicles.

[7:10:53 PM](#) Field operations were discussed and graphs were presented regarding calls for service and response times. Statistics were rendered regarding calls for barking, nuisance, cruelty, stray/confined, and stray/roam.

[7:11:26 PM](#) Council Member Kristie Overson asked about the patrol of all city parks. Mr. Beckstead confirmed that officers regularly patrol all city parks to identify dogs that are illegally off-leash.

[7:11:39 PM](#) Activity at Millrace Dog Park was reviewed, including statistics for patrols, emergency calls, citations, and violations.

[7:12:28 PM](#) Benchmarks for success were outlined with increases in the percentage of animals licensed, return to owner rates, lives saved, adoptions, and rescues. Decreases were cited in the number of impounded animals, enforcement actions, aggressive animal incidents, and euthanasia rates.

[7:12:36 PM](#) Council Member Ernest Burgess inquired about the education program regarding feral cats. Mr. Beckstead indicated that the *Best Friends Society* has done a great job with this and it is an ongoing effort.

### **3.4 Taylorsville Municipal Justice Court Report – Judge Michael Kwan**

[7:13:57 PM](#) Judge Michael Kwan reported on Taylorsville's Municipal Justice Court. He reviewed budgeted and year-to-date amounts for revenue, including fines, forfeitures, and small

claims. He discussed budgeted expenses and expenses incurred so far this year, with associated percentages.

[7:15:01 PM](#) The Judge provided a summary of total cases filed, with breakdowns for criminal, traffic, and small claim cases. He noted that the criminal caseload is down, not only locally, but nationally. He reviewed a summary of cases pending. He acknowledged that older cases are being closed and pending cases have been reduced. He explained that the change in judges and philosophies has helped speed things along.

[7:18:16 PM](#) Judge Kwan reported that the Justice Court did very well in its recent audit. He said the Clerk of the Court has observed that more procedures are being followed and additional personnel may be needed down the road.

[7:19:51 PM](#) The Judge indicated that implementing a Veterans Courts is being considered to help deal with those affected by the trauma of war and direct those individuals away from the criminal cycle and into treatment. He cited a grant received that will allow him, the prosecutor, and the public defender to visit a Veterans Court. Judge Kwan cited benefits to having a Veterans Court and observed that the city can be a resource to veterans, including those who are not criminally involved.

[7:22:34 PM](#) Council Member Dama Barbour inquired about the impact of HB 251 (Justice Reinvestment Initiative) on Taylorsville's court. Judge Kwan said this has made it harder to keep those with mental health issues in jail over the last couple of years, which is a good thing if treatment facilities are available. He said the idea is to move mental health patients into treatment, rather than keeping them in jail. He referenced a lack of treatment locations. The Judge confirmed that the impact on the indigent defense budget has been minimal because the county provides an attorney who specializes in representing defendants who are mentally ill. He cited a huge uptake on people with mental health issues coming through the Court and referenced contributing factors. He acknowledged that an impact will be felt in the Court budget and in neighborhoods.

[7:26:53 PM](#) Council Member Kristie Overson commended innovative efforts regarding the Veterans Court. She asked about the increase in small claims. She asked whether the raised limit for small claims will increase caseload. The Judge agreed that it may.

### **3.5 Economic Development Report – *Wayne Harper***

[7:30:02 PM](#) Economic Development Director Wayne Harper reported on recent economic development in Taylorsville. He discussed retail business in today's context and cited the changing landscape of retail development. He listed key findings and factors associated with retail businesses, as follows:

- Fewer tenants expanding
- Downsizing of footprints
- On-line retail growing
- Businesses more selective and deliberative
- Relationships make the difference
- Location, location, location

[7:32:06 PM](#) Mr. Harper referenced many stores who are closing or going out of business. He illustrated a graph of locations targeted for closure during years 2000-2017. He noted that the shuttering of U.S. retail stores is on a record pace so far this year. He also cited a huge growth in retail e-commerce, specifically through Amazon.com.

[7:34:31 PM](#) Mr. Harper illustrated aerial photos representing retail growth in Taylorsville in 1980, 1996, and 2016. Mr. Harper discussed ways to succeed in the changing economy.

[7:37:40 PM](#) Mr. Harper cited recent ribbon cuttings and businesses opening in the city. He gave business updates for the following: Safelite Auto Glass, TechnaGlass, Mad Greek #5, Mr. Carwash, Chevron, Arctic Circle site, TJ Maxx, A&W, IHC, Fresenius Medical, Iasis Urgent Care, Murphy USA Gas Station, Enterprise Car Rental, Jade Square, Deseret First Credit Union, Starbucks, Popeyes, and Sport Clips.

[7:43:43 PM](#) Mr. Harper gave an update regarding the Summit Vista Project. He discussed the following:

- Closing (scheduled for next week)
- Site Plan
- Subdivision
- Building Permit
- Groundbreaking within next 30 days
- Construction starting in July

[7:44:29 PM](#) Mr. Harper reviewed the following road projects in Taylorsville:

- Four Bangerter Interchanges
- 4015 West Thru-Turns (will be eliminated)
- 3900 West Intersection
- I-215 from 4100-2700 South Frontage Road Design (funding now received)

[7:47:27 PM](#) Mr. Harper relayed that with changes in retail/employment and the opportunities that exist as a result, the city's economic development efforts will increase. He cited the ICSC Conference coming up in May.

[7:47:32 PM](#) Mayor Johnson confirmed that Summit Vista is a \$450 million project.

[7:48:12 PM](#) Mr. Harper gave clarification for Council Member Ernest Burgess regarding the implementation of tax on internet sales.

[7:49:48 PM](#) Council Member Dama Barbour commended Mr. Harper for all his efforts and cited many years of hard work in the city.

#### 4. CONSENT AGENDA

There were no matters for the Consent Agenda.

#### 5. PLANNING MATTERS

5.1 ***Public Hearing – To Receive Public Comment Regarding Ordinance No. 17-09 – Amending the City of Taylorsville Zoning Map for Approximately 0.70 Acre of Property Generally Located at 1743 West 6200 South from the IC (Institutional Care) Zone to the PO (Professional Office) Zone***  
***– Mark McGrath***

[7:50:19 PM](#) Community Development Director Mark McGrath cited a proposal to change zoning for two properties at Redwood Road and 6200 South from IC (Institutional Care) to PO (Professional Office). He illustrated the subject property on a vicinity map. He explained that the application is a request from the property owner to provide the availability of more office uses in his office buildings. He illustrated the current General Plan map and said application is consistent with the General Plan. He illustrated the property on the current zoning map and noted that the majority of Redwood Road is the PO designation. Mr. McGrath observed that the request is consistent with surrounding properties. He said the Planning Commission unanimously recommended approval and staff also recommends approval.

[7:53:21 PM](#) Council Member Kristie Overson noted that this amendment will broaden the use, but in no way changes requirements for the parking stalls, building, etc. Mr. McGrath acknowledged that the same standards would still be in place. He confirmed that the change simply provides more flexibility for owners to find tenants.

[7:54:31 PM](#) Chairman Christopherson invited applicant Gary Lee to comment. Mr. Lee noted that doctors are not going into solo practice anymore. He said changing to the professional designation will open more opportunity.

[7:55:36 PM](#) Chair Christopherson opened the public hearing on this matter and called for citizen comments.

[7:55:56 PM](#) There were no citizen comments and Chairman Christopherson declared the public hearing closed.

**5.1.1 Ordinance No. 17-09 – An Ordinance of the City of Taylorsville Amending the City of Taylorsville Zoning Map for Approximately 0.70 Acres of Property Generally Located at 1743 West 6200 South from the IC (Institutional Commercial) Zone to the PO (Professional Office) Zone – *Mark McGrath***

[7:56:03 PM](#) Council Member Ernest Burgess **MOVED** to adopt Ordinance No. 17-09, as presented. Council Member Dama Barbour **SECONDED** the motion. Chairman Brad Christopherson called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Christopherson-yes, Armstrong-yes, Overson-yes, Burgess-yes, and Barbour-yes. **All City Council members voted in favor and the motion passed unanimously.**

**5.2 Public Hearing – To Receive Public Comment Regarding Ordinance No. 17-10 – Amending the City of Taylorsville Zoning Map for Approximately 0.45 Acre of Property Generally Located at 5374 South 3200 West from the IC PO (Professional Office) Zone to the NC (Neighborhood Commercial) Zone – *Mark McGrath***

[7:56:29 PM](#) Community Development Director Mark McGrath cited an application for a zoning map amendment from David George for an Enterprise Rental Car at 5374 South 3200 West. He cited a history of code enforcement issues on the property. He described a very small building planned for the property by Enterprise. He described the application to rezone this property to NC (Neighborhood Commercial) and then permit car rentals within that classification. He illustrated aerial photos of the subject property.

[7:59:30 PM](#) Mr. McGrath showed the proposed site plan. Ingress and egress on 3200 West were illustrated. It was noted that the plan meets parking requirements, setback standards, etc.

[8:00:11 PM](#) Council Member Dan Armstrong observed that this area is a really busy intersection. Mr. McGrath explained that this is the only option and it would have to be a right-

in, right-out intersection. He confirmed that the proposed plan will still have to go back to the Planning Commission for final approvals. He noted that this is considered a low impact land use.

[8:01:45 PM](#) Council Member Ernest Burgess asked for additional clarification on the location of the ingress and egress. Mr. McGrath gave further explanation regarding access. He confirmed that there are about 20 parking spots and only about 10 rental cars will be kept on the property, with low intensity maintenance services provided.

[8:03:17 PM](#) Applicant David George cited excitement about Enterprise Rental as a tenant. He indicated that the business will largely serve insurance claimants and deliver rental cars. He said there will be no noise associated with the maintenance performed. He confirmed that no oil changes will be conducted and only cleaning and vacuuming will be done inside the facility, with no other mechanical services. He relayed that he has had the property for a long time, but has not been able to find a good use until now. He assured that the use will have very low impact on the neighborhood.

[8:06:31 PM](#) Chairman Christopherson opened the public hearing on this matter and called for citizen comments.

[8:06:41 PM](#) There were no citizen comments and Chairman Christopherson declared the public hearing closed.

**5.2.1 Ordinance No. 17-10 – An Ordinance of the City of Taylorsville Amending the City of Taylorsville Zoning Map for Approximately 0.45 Acre of Property Generally Located at 5374 South 3200 West from the PO (Professional Office) Zone to the NC (Neighborhood Commercial) Zone – *Mark McGrath***

[8:06:49 PM](#) Council Member Dan Armstrong **MOVED** to adopt Ordinance No. 17-10, as presented. Council Member Dama Barbour **SECONDED** the motion. Chairman Brad Christopherson called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Christopherson-yes, Armstrong-yes, Overson-yes, Burgess-yes, and Barbour-yes. **All City Council members voted in favor and the motion passed unanimously.**

**5.3 Public Hearing – To Receive Public Comment Regarding Ordinance No. 17-11 – To Amend Section 13.08.020 – Permitted Land Use Matrix and Chapter 13.36 – Definitions, of the City of Taylorsville Municipal Code Related to Auto Rental Agencies, Cosmetic Services, and Soft Tissue and Physical Therapy – *Mark McGrath***

[8:07:19 PM](#) Community Development Director Mark McGrath explained that this is a partner application to the previous ordinance, in order to permit additional conditional uses. He explained that another amendment has been incorporated to address cosmetic services and massage therapy businesses. He cited intent to add those uses to the code in the land use matrix.

[8:08:34 PM](#) Mr. McGrath relayed that, while talking with Council Member Overson this afternoon, it was noted that the rental of recreational vehicles could be included in this definition. He observed that it would be better to specifically state that rental of recreational vehicles is not included. He cited another change to the land use table to consistently list an automobile rental facility. He referenced a handout provided that illustrates the proposed additional changes.

[8:10:12 PM](#) Chair Christopherson confirmed that a motion to approve the ordinance will need to include the additional modifications being recommended.

[8:10:46 PM](#) Mr. McGrath gave clarification on the definition of professional massage therapists. He confirmed that the new General Plan will be going before the Planning Commission in May of 2017. He observed that most of the city's existing massage businesses are located in Professional Office zones and in shopping centers throughout the community. He acknowledged that the new General Plan will not impact this proposed ordinance, as it is based on existing zoning.

[8:12:24 PM](#) Council Member Dama Barbour asked for clarification on the need to make change in regard to cosmetic services, etc. Mr. McGrath explained that, due to an oversight in the comprehensive code adopted in 2012, the cosmetic code use is not listed in the current land use tables. He referenced a recent application received for a nail salon. He clarified that the use was previously classified under General Retail, but should be listed more specifically. Mr. McGrath stated that licensing of cosmetic service and massage therapy facilities is regulated by the State Health Department and the city ensures they are all properly licensed. He confirmed that this basically represents a cleanup of the code.

Mr. McGrath relayed that both the Planning Commission and Staff recommend approval of the Zoning Map amendment.

[8:15:38 PM](#) Council Member Kristie Overson thanked Mr. McGrath and Matt Taylor for spending time with her in reviewing this application and providing additional information. She commended Planning Assistant Jean Gallegos for doing a great job on Planning Commission minutes. She elaborated on her concerns with recreational vehicles and said those have now been addressed with the amendment.

A typographical error to be corrected was noted (“massage” instead of “message”).

[8:17:57 PM](#) Chairman Christopherson opened the public hearing on this matter and called for citizen comments.

[8:18:12 PM](#) There were no citizen comments and Chairman Christopherson declared the public hearing closed.

**5.3.1 Ordinance No. 17-11 – An Ordinance of the City of Taylorsville to Amend Section 13.08.020 – Permitted Land Use Matrix, and Chapter 13.36 – Definitions, of the City of Taylorsville Municipal Code Related to Auto Rental Agencies, Cosmetic Services, and Soft Tissue and Physical Therapy – *Mark McGrath***

[8:18:20 PM](#) Council Member Dan Armstrong **MOVED** to adopt Ordinance No. 17-11, with the changes included as previously described and reflected in the handout. Council Member Dama Barbour **SECONDED** the motion. Chairman Brad Christopherson called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Christopherson-yes, Armstrong-yes, Overson-yes, Burgess-yes, and Barbour-yes. **All City Council members voted in favor and the motion passed unanimously.**

**5.4 Public Hearing – To Receive Public Comment Regarding Ordinance No. 17-12 – Amending the City of Taylorsville Zoning Map for Approximately 0.635 Acre of Property Generally Located at 3225 West 4700 South from the LC (Limited Commercial) Zone to the PO (Professional Office) Zone – *Mark McGrath***

[8:19:01 PM](#) Community Development Director Mark McGrath described an application to facilitate the Deseret First Credit Union. He explained that the property was formerly the location of a gas station that was recently torn down. He illustrated the property on a vicinity map, the General Plan Map and the existing Zoning Map. He relayed that this proposal is consistent with the existing General Plan and the surrounding area. Mr. McGrath cited provisions under the LC (Limited Commercial) designation that would prohibit placement of teller drive-throughs; those provisions are not in the PO (Professional Office) Zone. He

referenced the importance of having teller windows in the front of the building instead of the back for security reasons.

[8:21:24 PM](#) Mr. McGrath showed the proposed site plan. He relayed that the Planning Commission unanimously recommended approval of the application and Staff also recommends approval.

[8:21:50 PM](#) Applicant Gary McMullin, with Deseret First Credit Union, explained that the one-year lease at their current location is nearly up and they want to place an updated facility at the new location. Architect Jonathan Johnson thanked staff and said the rezone to PO makes most sense to accommodate drive-through windows. He noted that other banking establishments have similar drive-throughs. He indicated that this is a very good site for Deseret First and they are excited to be there.

[8:24:28 PM](#) Chairman Christopherson opened the public hearing on this matter and called for citizen comments.

[8:24:31 PM](#) There were no citizen comments and Chairman Christopherson declared the public hearing closed.

**5.4.1 Ordinance No. 17-12 – An Ordinance of the City of Taylorsville Amending the City of Taylorsville Zoning Map for Approximately 0.635 Acre of Property Generally Located at 3225 West 4700 South from the LC (Limited Commercial) Zone to the PO (Professional Office) Zone – *Mark McGrath***

[8:24:40 PM](#) Council Member Dama Barbour **MOVED** to adopt Ordinance No. 17-12, as presented. Council Member Ernest Burgess **SECONDED** the motion. Chairman Brad Christopherson called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Christopherson-yes, Armstrong-yes, Overson-yes, Burgess-yes, and Barbour-yes. **All City Council members voted in favor and the motion passed unanimously.**

**6. FINANCIAL MATTERS**

**6.1 Resolution No. 17-07 – A Resolution of the City of Taylorsville Declaring a Portion of Real Property Located at Approximately 3200 West and 6200 South, Taylorsville, Utah, as Surplus Property – *Wayne Harper***

[8:25:50 PM](#) Economic Development Director Wayne Harper presented the subject resolution to surplus the City's real property located at approximately 3200 West 6200 South. He noted that

the property to be surplus has been unused for a long time and is of nominal value. He indicated that surplus the property will allow Summit Vista to acquire the property for a new road as part of its planned senior development at 3200 West and 6200 South. Mr. Harper relayed that the property is to be sold and closed on next week, along with other property. He indicated that this is an addendum to the original agreement with the same terms and price.

[8:27:59 PM](#) Council Member Dan Armstrong **MOVED** to adopt Resolution No. 17-07, as presented. Council Member Ernest Burgess **SECONDED** the motion. Chairman Brad Christopherson called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Christopherson-yes, Armstrong-yes, Overson-yes, Burgess-yes, and Barbour-yes. **All City Council members voted in favor and the motion passed unanimously.**

## 7. OTHER MATTERS

### 7.1 UFA – State of the City Discussion – *Battalion Chief Jay Ziolkowski*

[8:28:39 PM](#) UFA Battalion Chief Jay Ziolkowski presented a “State of the City” report from the Unified Fire Authority regarding fire and safety services provided in Taylorsville.

[8:29:31 PM](#) Chief Ziolkowski highlighted the following activities/events:

- Construction and completion of the new Station 117, which includes five bays and more personnel, apparatus and equipment for improved response.
- State and internal audit reviews which led to the resignation/retirement of four senior chief officers (additional pending). Significant improvements have now been implemented.
- Hiring of Chief Dan Petersen from outside the agency. Under his leadership, organizational restructure and development is taking place.

[8:32:04 PM](#) Chief Ziolkowski reviewed goals set by UFA, as follows:

- Reduce overhead, streamline administrative functions, and ensure staffing models match community expectations and are in accordance with response data.
- Develop a strategic plan with community and employee support/buy-in.
- Foster and re-establish relationships of trust with UFA Board Members and the communities served.

[8:32:41 PM](#) Chief Ziolkowski gave clarification on streamlining of staff conducted under the new chief, with positions eliminated that have resulted in significant savings.

[8:34:06 PM](#) The Chief cited a UFA Stakeholders Meeting scheduled for May 17-18, 2017 and said invitations will go out soon. He described business that will be conducted at the Stakeholders Meeting.

[8:36:22 PM](#) Council Member Dan Armstrong expressed appreciation for UFA personnel in Taylorsville and commended all those “boots on the ground” for doing a great job.

[8:37:03 PM](#) Chief Ziolkowski referenced the new staffing model presented to the UFA Board and cited equipment at Taylorsville stations.

[8:38:34 PM](#) Council Member Dama Barbour referenced her love for Taylorsville fire fighters and stated gratitude for Chief Ziolkowski as liaison to Taylorsville. Council Member Overson echoed the same sentiments. She cited appreciation for the communication she has had with Chief Ziolkowski. She relayed that the Taylorsville Youth Council visited the new fire station earlier in the afternoon, where they received a warm welcome and a tour of the facility.

[8:39:58 PM](#) Council Member Ernest Burgess asked that appreciation be relayed back to Chief Peterson for his integrity.

[8:40:51 PM](#) Chief Ziolkowski gave clarification on fees assessed to member agencies and confirmed that there is no anticipated tax increase for residents.

[8:43:28 PM](#) Mayor Lawrence Johnson cited the closing of two UFA stations (West Jordan 107 and Riverton Station 120). Chief Ziolkowski gave additional clarification on the basis for such. He noted that these closures will free up some funds.

## **8. NEW ITEMS FOR SUBSEQUENT CONSIDERATION (No Action)**

There were no new items for subsequent consideration.

## **9. NOTICE OF FUTURE PUBLIC MEETINGS (NEXT MEETING)**

[8:45:42 PM](#)

- 9.1 Planning Commission Meeting – Tuesday, April 25, 2017 – 7:00 p.m.**
- 9.2 Mayor’s “State of the City” Town Hall Meeting, Wednesday, April 26, 2017 - 6:00 p.m.**
- 9.3 City Council Briefing Session – Wednesday, May 3, 2017 – 6:00 p.m.**
- 9.4 City Council Meeting – Wednesday, May 3, 2017 – 6:30 p.m.**
- 9.5 Planning Commission Meeting – Tuesday, May 9, 2017 – 7:00 p.m.**
- 9.6 City Council Briefing Session – Wednesday, May 17, 2017 – 6:00 p.m.**
- 9.7 City Council Meeting – Wednesday, May 17, 2017 – 6:30 p.m.**
- 9.8 Special City Council/Work Session – Wednesday, May 31, 2017 – 6:00 p.m.**

## 10. CALENDAR OF UPCOMING EVENTS

[8:46:32 PM](#)

- 10.1 ***Annual Earth Day Collection Event***: Saturday, April 22, 2017: 8:00-12:00 Noon, City Hall
- 10.2 ***Seussical the Musical*** – Presented by the Taylorsville Arts Council – **June 9, 10, & 12, 2017 – 8:00 p.m.** – SLCC Alder Amphitheater – Tickets: \$6 each or \$30 for a Family Pass
- 10.3 ***Taylorsville Dayzz*** – **June 22 – 24, 2017** – See City’s Website for More Information
- 10.4 ***“Anything Goes”*** Presented by the Taylorsville Arts Council – **July 12 – 15 & 17, 2017: SLCC Alder Amphitheater – 8:00 p.m.:** See City’s website for More Information

## 11. CLOSED SESSION (*Conference Room 202*)

*- For the Purpose(s) Described in Statute U.C.A. 52-4-205*

[8:47:27 PM](#) Council Member Dan Armstrong **MOVED** to convene a Closed Session to discuss the sale or purchase of real property and the character or professional competence of an individual at 8:48 p.m. Council Member Dama Barbour **SECONDED** the motion. Chairman Brad Christopherson called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Christopherson-yes, Armstrong-yes, Overson-yes, Burgess-yes, and Barbour-yes. **All members of the City Council present voted and the motion carried by a unanimous vote.**

The meeting was closed at 8:48 p.m. for the purposes listed below, wherein no other matters were discussed.

- **Discussion Concerning the Sale or Purchase of Real Property**
- **Discussion of the Character or Professional Competence of an Individual**

Those in attendance at the Closed Session were: Mayor Larry Johnson, Council Members Barbour, Burgess, Christopherson, Armstrong, and Overson; City Attorney Tracy Cowdell; City Administrator John Taylor; Economic Development Director Wayne Harper; and City Recorder Cheryl Peacock Cottle. Chief Financial Officer Scott Harrington was excused.

Minutes for the Closed Session were taken and are now on file as a Protected Record.

## 12. ADJOURNMENT

Council Member Dan Armstrong **MOVED** to adjourn the Closed Session and the City Council Meeting. Council Member Dama Barbour **SECONDED** the motion. Chairman Brad Christopherson called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Christopherson-yes, Armstrong-yes, Overson-yes, Burgess-yes, and Barbour-yes. **All City Council members voted in favor and the motion passed unanimously.** The meeting was adjourned at 9:25 p.m.

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Cheryl Peacock Cottle, City Recorder

Minutes approved: CC 05-17-17

*Minutes Prepared by: Cheryl Peacock Cottle, City Recorder*